144.A	0002	0165.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	737,400 /	737,400
USE VALUE:	737,400 /	737,400
ASSESSED:	737,400 /	737,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
165		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	DUPONT ROGER A & CARLA P
Owner 2:	
Owner 3:	
Street 1:	165 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DUPONT ROGER A & CARLA P -
Owner 2:	-
Street 1:	163 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Vinyl Exterior and 2063 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	734,100	3,300		737,400
Total Card	0.000	734,100	3,300		737,400
Total Parcel	0.000	734,100	3,300		737,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.44 /Parcel: 357.44

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

311630

GIS Ref

GIS Ref

Insp Date

08/16/18

!15758!

PREVIOUS ASSESSMENT

Parcel ID: 144.A-0002-0165.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	734,100	3300	.		737,400		Year end	12/23/2021
2021	102	FV	712,700	3300	.		716,000		Year End Roll	12/10/2020
2020	102	FV	702,000	3300	.		705,300	705,300	Year End Roll	12/18/2019
2019	102	FV	621,300	3300	.		624,600	624,600	Year End Roll	1/3/2019
2018	102	FV	549,900	3300	.		553,200	553,200	Year End Roll	12/20/2017
2017	102	FV	501,600	3300	.		504,900	504,900	Year End Roll	1/3/2017
2016	102	FV	501,600	3300	.		504,900	504,900	Year End	1/4/2016
2015	102	FV	463,800	3300	.		467,100	467,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:19:07

LAST REV

Date	Time
08/16/18	16:48:34
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15758

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUPONT ROGER A	53214-80		7/16/2009	Family	100	No	No		

USER DEFINED

Prior Id # 1:	93758
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2014	1541	Re-Roof						Strip 2 layers and
6/24/2013	926	Manual	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Measured	DGM	D Mann
5/1/2014	External Ins	PC	PHIL C
7/10/2013	Info Fm Prmt	EMK	Ellen K
5/3/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8131																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	58.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.15896749
Const Adj.:	0.99980003
Adj $ / SQ:	353.414
Other Features:	90750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	901828
Depreciation:	167740
Depreciated Total:	734088

COMMENTS

OF=DBL SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	388.76
Special Features:	0	Val/Su Net:	355.84
Final Total:	734100	Val/Su SzAd	355.84

SKETCH

UnSketched SubAreas:
GLA: 2063,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,063	353.410	729,094

Net Sketched Area:	2,063		Total:	729,094	
Size Ad	2063	Gross Area	2063	FinArea	2063

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.A-0002-0165.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1924	27.50	T	40	102			3,300			3,300

More: N	Total Yard Items:	3,300	Total Special Featues:		Total: 3,300

IMAGE

AssessPro Patriot Properties, Inc